



Legislation Details (With Text)

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Title: Authorize the City Manager or designee to execute a grant deed for the sale of City of Fresno owned vacant property (APN 478-163-16T), located at the intersection of E. Lorena Avenue and S. Railroad Avenue, to the State of California for the amount of \$103,000. (Council District 3)

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. APN 47816316t exhibit.pdf

Date	Ver.	Action By	Action	Result
11/19/2015	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

November 19, 2015

FROM: SCOTT L. MOZIER, PE, Director
Public Works Department

THROUGH: ANDREW J. BENELLI, PE, City Engineer/Assistant Director
Public Works Department, Traffic and Engineering Services Division

BY: CRAIG L. HANSEN, Supervising Real Estate Agent
Public Works Department, Real Estate Services Section

SUBJECT

Authorize the City Manager or designee to execute a grant deed for the sale of City of Fresno owned vacant property (APN 478-163-16T), located at the intersection of E. Lorena Avenue and S. Railroad Avenue, to the State of California for the amount of \$103,000. (Council District 3)

RECOMMENDATION

Staff recommends the Council approve the sale of 31,798 square feet of vacant property located at the intersection of East Lorena Avenue and South Railroad Avenue to the State of California for the High Speed Rail project.

EXECUTIVE SUMMARY

Approximately 30 years ago, the City had considered extending Van Ness Avenue from Railroad Avenue to South Anna Avenue including a railroad grade separation. The City had acquired this parcel as part of the extension project but for various reasons the extension was never constructed. Today, the subject property is in the path of High Speed Rail and the California High Speed Rail Authority (CHSRA) has offered to purchase the subject property for the appraised amount of \$103,000. Staff concurs with the appraised value for the property and recommends the Council approve the sale.

BACKGROUND

The City acquired the subject property through eminent domain in 1985 for the sum of \$35,000. The City had planned to extend Van Ness Avenue across the Union Pacific Railroad tracks and connect with South Anna Avenue. For various reasons, the project was abandoned and the City has retained ownership of this vacant parcel for 30 years. Based upon the adopted alignment for the High Speed Rail Project, the California High Speed Rail Authority (CHSRA) needs to purchase the subject property. APN 478-163-16T encompasses 31,798 square feet and the CHSRA has offered to purchase the parcel in its entirety for the appraised price of \$103,000 or approximately \$3.25 per square foot. The CHSRA engaged the right of way firm of Overland, Pacific & Cutler Inc. to appraise the subject property. Staff concurs with the appraised value of the property.

ENVIRONMENTAL FINDINGS

The CHSRA has completed the required environmental impact studies for the high speed rail corridor through the City and County of Fresno. As part of the California High Speed Rail project, the State of California hired Hanover Environmental Services of Chico, California to conduct a Phase-1 Initial Site Assessment. Project Number: HST101-3 13-04 discovered no evidence of recognized environmental conditions or significant environmental concerns.

LOCAL PREFERENCE

N/A

FISCAL IMPACT

The City of Fresno will net \$103,000 in General Fund revenue from the sale of the property to the State of California.

Attachment:

Aerial photo of subject property